

IN RE: \* BEFORE THE DEPUTY  
PETITION FOR ZONING VARIANCE \* ZONING COMMISSIONER  
W/S Reisterstown Rd., 35' \*  
W c/l Reisterstown Road and \* FOR BALTIMORE COUNTY  
McHenry Avenue \* CASE NO.: 93-209-SPH  
1340-1404 Reisterstown Rd. \*  
3rd Election District \*  
2nd Councilmanic District \*  
(Pikesville Shopping Center) \*  
Pikesville Partnership \*  
Petitioner \*

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

The Petitioner herein requested a special hearing pursuant to Section 500.7 of the Zoning Regulations of Baltimore County, seeking an amendment to the Order passed in Case No. 92-439-A which granted a parking variance, with the Petitioner now seeking to remove the prohibition of the United States Postal Service from entering into a lease agreement to become a tenant at the Pikesville Shopping Center, the subject property.

The Petitioner appeared, represented by one of its partners, T. C. Julio, and was represented by Anthony J. DiPaula, Esquire, Covahey & Boozer, P.A. Also appearing on behalf of the Petitioner were James Matis, a registered engineer with George William Stephens, Jr. & Associates, Inc.; Gary Doyle, a representative from the United States Postal Service who was present to elaborate on the proposed post office retail center operation; John Quinn, also from the United States Postal Service;

and Neil Tucker, a realtor who is familiar with the real estate market and this specific site. Also appearing was Keith Link from the Baltimore County Department of Traffic Engineering to elaborate on the comments submitted by that agency. Not necessarily appearing as protestants but more as neutral parties, were Gabriel Rosenbush, on his own behalf and on behalf of the Pikesville Chamber of Commerce, and Jeffrey Levin, the owner and operator of Field's Pharmacy located at the same intersection as the subject site but across the street.

By way of background, the Zoning Commissioner granted a variance to the subject site by Order dated November 6, 1992 to allow the shopping center to have 217 spaces in lieu of the 384 spaces as required. In granting that variance, the Zoning Commissioner placed several restrictions and conditions upon the grant, one of which was that the United States Postal Service (USPS) was prohibited from entering into any lease for space at the site. There was apparently testimony at that hearing the negotiations were ongoing between the Petitioner and the USPS. Unfortunately, between the conclusion of the hearing and the passage of the Order, a lease had already been executed. Thus, this special hearing became necessary.

A copy of the Opinion and Order from Case No. 92-439-A was introduced as Petitioner's Exhibit 1. A revised plan was

submitted into evidence as Petitioner's Exhibit 2, showing a last revision date of January 14, 1993. The table on the plan showing the allocation of parking spaces among the various tenants has been revised from the earlier plan to show the reallocation of the granted spaces from the plan submitted and approved in the original variance case. The space now allocated to the Postal Service was originally shown as requiring only 12 spaces, but based upon the Postal Service's own requirements, the proposed space designated for the post office (shown as area No. 3 on the plan) allocates 41 parking spaces. Other tenant space that would ordinarily be leasable has been designated as either storage or to remain vacant so as to reallocate sufficient spaces for the Postal Retail Center and yet not exceed the total number of spaces granted under the original variance.

The representative from Traffic Engineering appeared for the purpose of elaborating on Comment No. 1 submitted by that agency which indicated that with a new parking layout, 8 additional spaces could possibly be created on the rear parking lot. That calculation was premised upon the use of 22 foot aisles as permitted under the new parking regulations rather than 24 foot aisles as required under the 1988 parking regulations which govern this site and the variance grant. Petitioner's engineer explained that he would have liked using narrower aisles to fit more spaces,

but if the new regulations had been applied, other requirements of those regulations for island, plantings and setbacks would have resulted in less spaces than as shown on the Petitioner's plan. Furthermore, Mr. Rosenbush indicated that based upon his personal experience and his familiarity with the Pikesville Community that 24 foot aisles would be preferable. Notwithstanding Traffic Engineering's comment, based upon the evidence and comments submitted by those present at the hearing, the Petitioner's parking layout for the rear parking lot is accepted.

The evidence submitted indicates that the proposed postal facility is to be what is known as a retail service facility for service of the general public. Mail trucks will not embark from, return to, or be stored at this facility. It is intended solely for the use of the general public, to serve their retail needs such as purchasing stamps, mailing packages, certified mailings, etc., and picking up mail left in post office boxes which will be at this site. No snorkel boxes or drive-up mailboxes, are proposed for this location, it being the intent of the USPS that the current snorkel boxes located on Old Court Road remain. The current post office facility also located on Old Court Road is to remain in use, but only for mail delivery purposes, with all retail operations to be transferred to this new site.

A letter was submitted into evidence by Mr. Levin, signed by himself and Mr. Samuel Gorn, both of whom were protestants at the earlier variance hearing. The letter was accepted as Exhibit No. 3. It is noted that the letter was countersigned by Mr. Julio on behalf of the Pikesville Partnership, and sets out a compromise agreement whereby Messrs. Gorn and Levin support the relief requested in this special hearing. Mr. Levin also advised that the Pikesville Community Corporation supports the relief requested premised upon the letter agreement submitted into evidence. Mr. Rosenbush earlier sent a letter on behalf of the Pikesville Chamber of Commerce dated January 17, 1993, a copy of which was placed in the record as Petitioner's Exhibit No. 5.

One of the concerns of this hearing examiner based upon personal observations at the site is that if this postal facility were to be located on the upper level of the shopping center, such that patrons would be inclined to use the upper level parking lot, this would possibly exacerbate a problematic parking situation. But the proposed location of this postal facility at the lower level of the center where parking at least appears to be readily available and where it would assist in attracting patrons to use the lower level parking lot is supported by all who appeared at the hearing.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED, by the Deputy Zoning Commissioner for Baltimore County this 12<sup>th</sup> day of February, 1993 that the Petition for Special Hearing requesting an amendment to the Order dated November 6, 1992 and passed in Case No. 92-439-A to remove the prohibition of the United States Postal Service from entering into a lease agreement to become a tenant at the site be and is hereby GRANTED, and that restriction, designated as No. 3 in that order, be and is hereby removed, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The United States Postal Service shall remain on the lower level of the shopping center, such that it is more easily accessed by and intended to use the lower level parking lot of the center, it being the intent of this Order that the retail postal facility not be located on the upper level where patrons would be more inclined to utilize the upper level parking lot.
2. No postal vehicles are to be stored on the site.
3. To the extent Petitioner's Exhibit No. 1, the plat to accompany the Petition for Special Hearing with a last revision date of January 14, 1993, conflicts with and/or supersedes the exhibit from the variance case No. 92-439-A, same is accepted as a substitute therefor and shall not be considered a violation of Restriction No. 2 as

contained in the Order granting the variance passed in that case.

4. The letter dated February 1, 1993 from Jeffrey Levin and Samuel Gorn, and countersigned by the Pikesville Partnership, which letter is attached hereto and was introduced as Petitioner's Exhibit No. 3, with its attachments, shall be made a part of this order granting the relief requested, and is deemed to be incorporated by reference herein, and is fully enforceable as if a part of this Order.

5. That in all other respects not inconsistent herewith, all of the other restrictions contained in the Order dated November 6, 1992 in Case No. 92-439-A are to remain in full force and effect.

6. The Petitioner may apply for its building permits and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning the property to its original condition.

*Timothy M. Kotroco*  
Timothy M. Kotroco  
Deputy Zoning Commissioner  
for Baltimore County

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning



Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

February 12, 1993

(410) 887-4386

Anthony J. DiPaula, Esquire  
604 Bosley Avenue  
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING  
W/S Reisterstown Road, 35' W of the c/l intersection of  
Reisterstown Road and McHenry Avenue  
(1340-1404 Reisterstown Road)  
3rd Election District - 2nd Councilmanic District  
Pikesville Partnership - Petitioners  
Case No. 93-209-SPH

Dear Mr. DiPaula:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3351.

Very truly yours,

*Timothy M. Kotroco*  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. Gabriel W. Rosenbush, Jr.  
Pikesville Chamber of Commerce  
7 Church Lane, Pikesville, Md. 21208

People's Counsel

*File*



# Petition for Special Hearing to the Zoning Commissioner of Baltimore County

for the property located at 1340-1404 Reisterstown Road  
which is presently zoned BL-C7

This Petition shall be filed with the Office of Zoning Administration & Development Management.  
The undersigned legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 502.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an amendment to the Order passed in Case No. 92-439-A to remove the prohibition of the United States Postal Service from entering into a lease agreement to become a tenant at the site.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchase Lessee

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner

Anthony J. DiPaula

(Type or Print Name)

Signature

614 Bosley Avenue 828-9441

Address

Towson, MD 21204

City State Zipcode

When an owner or owners of property, under the provisions of law, that they are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s)

Pikesville Partnership

(Type or Print Name)

By: *[Signature]*

Signature

(Type or Print Name)

Signature

10 Parks Avenue 666-1000

Address

Cockeysville, MD 21030

City State Zipcode

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

(ABOVE)

Name

Address

City State Zipcode

ESTIMATED LENGTH OF HEARING

minutes

Estimated length of hearing

All

OTHER

REVIEWED BY: DATE

FROM THE OFFICE OF  
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.  
ENGINEERS  
658 KENNELWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

93-209-SPH

April 29, 1992

Description to Accompany Zoning Petition  
Pikesville Shopping Center.

Beginning for the same on the west side of Reisterstown Road said point being distant South 40° 30' 00" West 35 feet from the P.I. center line intersection of Reisterstown Road, State Route 140 and McHenry Avenue running thence and binding on the west side of Reisterstown Road

- 1 - South 28° 26' 54" East 198.41 feet thence leaving said Reisterstown Road and running thence the four following courses viz:
  - 2 - South 62° 22' 39" West 231.00 feet
  - 3 - South 73° 09' 19" West 142.86 feet
  - 4 - North 16° 41' 01" West 14.39 feet
  - 5 - South 73° 16' 42" West 284.23 feet to the east side of Bedford Avenue thence binding on the east side of Bedford Avenue
- 6 - North 15° 46' 16" West 267.75 feet to the south side of McHenry Avenue thence binding on the south side of said McHenry Avenue the six following courses viz:
  - 7 - South 68° 48' 00" East 37.74 feet
  - 8 - North 84° 10' 40" East 92.66 feet
  - 9 - North 27° 55' 00" West 30.00 feet
  - 10 - North 77° 37' 00" East 258.50 feet
  - 11 - North 12° 30' 00" West 5.50 feet and
  - 12 - North 77° 47' 00" East 236.77 feet to the place of beginning.

Containing 3.498 acres.

THIS DESCRIPTION IS INTENDED FOR ZONING PURPOSES ONLY AND IS NOT FOR USE IN CONVEYANCE OF LAND.



#217

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 3rd Date of Posting: 4/14/92  
Posted for: Special Hearing  
Petitioner: Pikesville Partnership  
Location of property: 10 Parks Avenue (1340-1404) 35' from McHenry Rd  
Location of Sign: Facing Roadway on Property of Petitioner  
Remarks: \_\_\_\_\_  
Posted by: [Signature] Date of return: 4/14/92  
Number of Signs: 1

Any person who posts a sign for a zoning petition, shall be liable for the cost of the sign and the cost of the posting. The sign shall be posted in a conspicuous place on the property and shall be maintained in good condition. The sign shall be removed from the property within 10 days of the date of the hearing. If the sign is not removed, the person who posted the sign shall be liable for the cost of the removal. The sign shall be posted in a conspicuous place on the property and shall be maintained in good condition. The sign shall be removed from the property within 10 days of the date of the hearing. If the sign is not removed, the person who posted the sign shall be liable for the cost of the removal.

## CERTIFICATE OF PUBLICATION

TOWSON, MD. 115 1993  
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 114 successive weeks, the first publication appearing on 114 1993

THE JEFFERSONIAN,

*[Signature]*

Publisher

## receipt

Account: R 001-6150

Number

Date

111 West Chesapeake Avenue

Towson, Maryland 21204

Please Make Checks Payable To: Baltimore County

DNADN #0017612HC

69 0007-027PM12-23-92

\$250.00

Cashier Validation

## receipt

Account: R 001-6150

Number

Date

111 West Chesapeake Avenue

Towson, Maryland 21204

Please Make Checks Payable To: Baltimore County

DNADN #0017612HC

69 0007-027PM12-23-92

\$250.00

Cashier Validation

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

DATE: 126/93

Pikesville Partnership  
10 Parks Avenue  
Cockeysville, Maryland 21030

RE: CASE NUMBER: 93-209-SPH (Item 217)  
W/S Reisterstown Road, 35' +/- from c/l intersection Reisterstown and McHenry Roads  
1340 - 1404 Reisterstown Road - Pikesville Shopping Center  
3rd Election District - 2nd Councilmanic  
Petitioner(s): Pikesville Partnership  
HEARING: FRIDAY, FEBRUARY 5, 1993 at 9:30 a.m. in Rm. 106, Office Building.

Dear Petitioner(s):

Please be advised that \$ 66.13 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your Order, immediate attention to this matter is suggested.

*[Signature]*

ARNOLD JABLON  
DIRECTOR

cc: Anthony J. DiPaula, Esq.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

JAN. 1 1 1993

## NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-209-SPH (Item 217)  
W/S Reisterstown Road, 35' +/- from c/l intersection Reisterstown and McHenry Roads  
1340 - 1404 Reisterstown Road - Pikesville Shopping Center  
3rd Election District - 2nd Councilmanic  
Petitioner(s): Pikesville Partnership  
HEARING: FRIDAY, FEBRUARY 5, 1993 at 9:30 a.m. in Rm. 106, Office Building.

Special Hearing to approve an amendment to the Order passed in Case #92-439-A to remove the prohibition of the United States Postal Service from entering into a lease agreement to become a tenant at the site.

*[Signature]*

ARNOLD JABLON  
DIRECTOR

cc: Pikesville Partnership  
Anthony J. DiPaula, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

January 22, 1993

Anthony J. DiPaula, Esquire  
614 Bosley Avenue  
Towson, MD 21204

RE: Case No. 93-209-SPH, Item No. 217  
Petitioner: Pikesville Partnership  
Petition for Special Hearing

Dear Mr. DiPaula:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 23rd day of December 1992.

*[Signature]*  
ARNOLD JABLON  
DIRECTOR

Received By:

*[Signature]*  
W. Carl Richman, Jr.  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Pikesville Partnership  
Petitioner's Attorney: Anthony J. DiPaula



DPW/Developers Engineering Division (Public Services) 01/11/93  
Development Review Committee Response Form  
Authorized signature Dennis A. Kennedy Date 1/11/93

Project Name	Waiver Number	Zoning Issue	Meeting Date
J.F.O. Holding Corporation	213	1-04-93	NC
DED DEPRM RP STP TE			
Marshall and Mildred Whipperman	214		NC
DED DEPRM RP STP TE			
Eudowood Holding Corporation	215		NC
DED DEPRM RP STP TE			
Joseph K. And Alva A. Pokorny	216		NC
DED DEPRM RP STP TE			
Pikesville Partnership	217		NC
DED DEPRM RP STP TE			

COUNT 5

Project Name	Waiver Number	Zoning Issue	Meeting Date
Wyaness Associates Limited Partnership	208	12-28-92	Comment
DED RP STP			
Pickersgill, Inc.	212		NC
DED DEPRM RP STP TE			

COUNT 2

Project Name	Waiver Number	Zoning Issue	Meeting Date
Stonegate at Patapsco (Azeal Property)	90476	6-1-92	
ZON DED TE (Waiting for developer to submit plans first)			

COUNT 1

FINAL TOTALS

COUNT 8

\*\*\* END OF REPORT \*\*\*

**Maryland Department of Transportation**  
**State Highway Administration**

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

1-4-93

Ms. Julie Winiarski  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: + 217

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,  
for Bob Small  
John Contestabile, Chief  
Engineering Access Permits  
Division

My telephone number is 410-333-1350

Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 585-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

DATE: January 7, 1993

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

SUBJECT: Pikesville Shopping Center

INFORMATION:  
Item Number: 217

Petitioner: Pikesville Partnership

Property Size: 4.17 acres

Zoning: BL-CT

Requested Action: Special Hearing

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:  
The petitioner is requesting a Special Hearing to approve an amendment to the order passed in Case No. 92-439-A to remove the prohibition of the United States Postal Service from entering into a lease agreement to become a tenant at the site.

The addition of a Postal Service facility enhances the objectives of the "Pikesville Revitalization Plan" by attracting potential customers to the Pikesville Shopping Center.

The Office of Planning and Zoning recommends APPROVAL of the petitioner's request. However, approval should be conditioned upon the following restriction:  
-Any applications for a sign permit must be reviewed by the Office of Planning and Zoning's Deputy Director before final approval in order to determine compliance with the Pikesville Revitalization Plan.

Prepared by: Yvonne Morsey

Division Chief: Carol L. Kern

PK/FM:rdn

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: January 7, 1993

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahoe J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: January 4, 1993

ITEM NUMBER: 217

1. It appears that some additional parking spaces can be added to the parking lot in the rear of the building.

2. It is assumed that the post office is going to use the parking spaces located in the rear of the building.

Rahoe J. Famili  
Traffic Engineer II

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21286-5500

JANUARY 12, 1993

(410) 887-4500

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: PIKESVILLE PARTNERSHIP

Location: #1340-1404 REISTERSTOWN ROAD -  
PIKESVILLE SHOPPING CENTER

Item No.: +217(JCM) Zoning Agenda: JANUARY 4, 1993

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Carl Jerry Decker Noted and Approved JP  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JP/KEK

Rec'd 1/13/93

ZONING COMMISSIONER - WITNESS FORM

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

COMPANY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

REPRESENTING: \_\_\_\_\_

SUPPORTING: PETITIONER \_\_\_\_\_ PROTESTANT \_\_\_\_\_

TESTIMONY: Gary Rosenbush Jr. Pikesville Chamber of Commerce  
7 Church Lane  
Pikesville, MD 21098

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
<u>GARY DOYLE</u>	<u>USPS - 900 E FAYETTE ST BALTO 21202</u>
<u>John P. Glick</u>	<u>USPS - 130 E. CALHOUN, MD</u>
<u>Anthony J. DiPina, Esq.</u>	<u>614 Bosley Ave. Towson, MD 21204</u>
<u>Neil V. Tucker</u>	<u>CA Commercial</u>
<u>MARIE MATIS</u>	<u>614 St. Johns Ave. Towson, MD</u>
<u>KEITH LINK</u>	<u>BALTO CO. DEPT. OF ENV. 21204</u>
<u>Ted Julio</u>	<u>7640 Dorcas Rd. 21093</u>

Pet Ex #1

IN RE: PETITION FOR ZONING VARIANCE \* BEFORE THE  
W/S Reisterstown Rd. 35' W C/I \* ZONING COMMISSIONER  
Reisterstown Rd. & McHenry Ave \*  
1340-1404 Reisterstown Rd \*  
3rd Election District \* OF BALTIMORE COUNTY  
2nd Councilmanic District \*  
(Pikesville Shopping Center) \* Case No. 92-439-A  
Pikesville Partnership \*  
Petitioner \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for that property known as the Pikesville Shopping Center, located adjacent to Reisterstown Road within the core of the Pikesville commercial district. Within the Petition, the property owner seeks relief from Section 409.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to allow a shopping center in a B.L.-C.T. zone with 217 parking spaces in lieu of the required 384 spaces. It is to be noted that the Petitioner avers that the applicable parking regulations are those which were in effect prior to 1988, rather than the current regulations.

The merits of the Petition were highly contested at the public hearing held for this case. Appearing on behalf of the Petitioner was James E. Matis, the Professional Engineer who prepared Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance. Theodore C. Julio, the General Partner of that entity known as the Pikesville Partnership, appeared, testified and was represented by Anthony J. DiPaola, Esquire. Pikesville Partnership is the owner of the subject property. Also appearing in support of the Petition was Peter J. Cimino, a barber who leases space within the shopping center.

Pet Ex #3

February 1, 1993

Mr. Ted Julio  
The Pikesville Partnership  
9640 Deereco Road  
Timonium, Maryland 21093

RE: PETITION FOR SPECIAL HEARING TO AMEND THE ORDER GRANTING THE VARIANCE ISSUED IN CASE NO. 92-439-A

Dear Mr. Julio:

This will confirm our conversations and agreement with respect to the above. You have provided me a document (which is to be submitted to the Zoning Commissioner and is attached hereto and made a part hereof) from the Postal Service entitled, "Parking, Miscellaneous Outside Area, Vehicle Maintenance, and Fueling" establishing that the Postal Service requires 41 parking spaces for the operation of the post office proposed to be located in the rear of the Pikesville Shopping Center. You have also submitted to me a revised plan (which is also being submitted to the Zoning Commissioner and is attached hereto and made a part hereof) in connection with your petition to revise the Order granting the parking variance so as to remove the prohibition against the United States Postal Service from becoming a tenant in the property. That plan entitled, "Plat to Accompany Zoning Petition for Special Hearing Pikesville Shopping Center" shows a last revision date of December 31, 1992, and specifically references on the table thereof 41 spaces being allocated to the United States Post Office which will occupy Space No. 3 in the lower level basement.

In order to make room for the Post Office in compliance with the Zoning Commissioner's Order of November 6, 1992, the table on the drawing allocating the number of spaces for each respective leasable area has otherwise been revised so as not to change the number of spaces required from 384, but to change the allocation of spaces among the various tenants or users. Additionally, you have represented that you will continue to provide on site at least 217 parking spaces and at all times continue to comply with the numerical parking variance -- and all other conditions of said variance -- granted in said Zoning Commissioner's Order of November 6, 1992.

As actually the document shows a last revision date of January 14, 1993.

Mr. Ted Julio  
February 1, 1993  
Page 2

In response to my inquiry as to where the additional 29 spaces for the postal service have come from (the difference between the 12 spaces on the original plan for the "vacant" area, formerly #4, and now assigned to the Post Office, as #3, and the 41 required), you have explained that 5 spaces are from the creation of a 1000 square foot upper level hallway out of what had been a 4,800 square foot tenant space that is now to be 3,800 square feet (Shoosense); another 21.01 spaces were created when 11,702 square feet of vacant retail space as shown on the original plan (at #7) was reduced to 7,500 square feet (new plan #6) thus eliminating 4,202 square feet (new plan #7) of leasable area; and 3.23 spaces were created by a realignment of the post office area (previously occupied by University Pizza (old plan #3)). Finally, new plan space #8 consisting of 11,185 square feet of storage will remain exclusively as storage. Thus, an additional 29.24 spaces have been made available by not leasing certain areas as originally proposed.

Based upon the premise that the parking at the center will be allocated and administered in accordance with the said attached revised plan, and said Zoning Commissioner's Order of November 6, 1992, we will not oppose your Petition for Special Hearing and would consent to the removal of the prohibition pertaining to the United States Postal Service.

This agreement is on behalf of Jeffrey Levin, individually, and in his capacity as an officer of Fields Pharmacy, Inc. Based on the agreement set forth in this letter, Samuel Gorn who was also a pro-tenant at the hearing on the variance is also joining in the execution hereof for purposes of evidencing his nonopposition and consent to the passage of an order removing the post office restriction.

We request that you countersign a copy of this letter and by doing so confirm that the documents you have given us are the same ones that will be given to the Zoning Commissioner at the hearing on your Petition for Special Hearing; and that you will present a copy of this letter to the Commissioner to be made part of any revised order in the case, and that you are in agreement with and will abide by all the representations made herein.

Very truly yours,

Countersigned and Agreed:

The Pikesville Partnership

by T. C. Julio

Jeffrey Levin

Sam Gorn

7-93 THU 16187 HILL MGMT/HPT SERVICES P. 02

PARKING, MISCELLANEOUS OUTSIDE AREA, VEHICLE MAINTENANCE, AND FUELING

Type of Vehicle	Sq. Ft.	Now in Use		Move In (1992)		10-Year (2001)		Validation
		No.	Sq. Ft.	No.	Sq. Ft.	No.	Sq. Ft.	
Customer	270			31	8,370	34	8,100	
Customer (Handicap)	280			2	780	2	780	
Employee	270			2	1,350	6	1,800	
Employee (Handicap)	280			1	280	1	280	
Offical	270			2	540	8	540	
Rural Carrier	270							
Trucks (1/4 Ton)	190							
Trucks (1/2 Ton)	200							
Trucks (1 Ton)	250							
Trucks (2-1/2 Ton)	330							
Trucks (3 Ton)	500							
Tractor	350							
Trailers	800							
Pirm Mailer (Based on Vehicle Size)	-							
Total	-	0	0	41	11,430	45	12,510	

Endless USPS Vehicle Parking ☐ Yes ☒ No

Covered USPS Vehicle Parking ☐ Yes ☒ No

Endless Platform/Handicap Meters ☐ Yes ☒ No

Subtotal Platform ☐ Yes ☒ No

Handicap Meters ☐ Yes ☒ No

Handwritten: Pet Ex #4

B. Miscellaneous Outside Area		Footprint	
	10-Year Sq. Ft.		10-Year Sq. Ft.
Trash Container	N/A		N/A
Storage	N/A		N/A
Copy Area	N/A		N/A
Truck Lane	N/A		N/A
Total Miscellaneous Outside Area	N/A		N/A

(Foot 10-year total to page 2)

C. Vehicle Fueling		10-Year	
	Sq. Ft.		Sq. Feet
Vehicle Fueling Island (Foot to page 2)	N/A		N/A

Handwritten: Pet Ex #5

PCC  
Pikesville  
CHAMBER OF COMMERCE  
700 W. WASHINGTON  
Pikesville, MD 21204  
410-931-3137

January 17, 1993

Mr. Lawrence B. Schmidt  
Zoning Commissioner  
Suite 111, Courthouse  
400 Washington Ave.  
Towson, MD 21204

Re: Case: 92-439 A  
Pikesville Partnership

Dear Mr. Schmidt:

This is to advise that the Zoning Committee of the Pikesville Chamber of Commerce has met and has been in communication with Ted Julio of the Pikesville Partnership, owners of the Pikesville Shopping Center.

We have received a copy of the plat of this shopping center which was revised on January 14, 1993.

Our position on this matter was affirmed in our letter to your office dated July 28, 1992. At this time we still hold to the various covenants outlined in that letter, a copy of which is attached.

However, we accept the new parking calculations as amended on January 14, 1993. Further, it has been agreed to by Mr. Ted Julio and our committee that all spaces currently defined on the plat as storage shall forever remain in that category. In the event that additional parking for this center is created then, said storage area could be converted to any use which would be allowed and meet the applicable zoning and parking regulations.

It is requested that this additional covenant be included in your zoning center. To that event the Pikesville Chamber of Commerce would support the position of the petitioner.

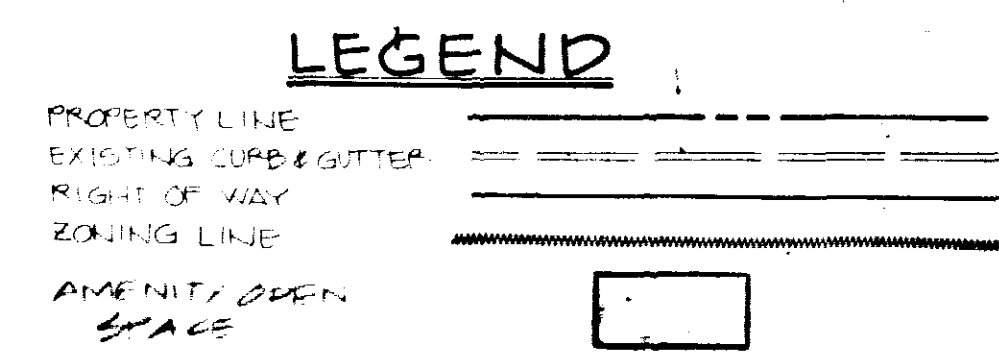
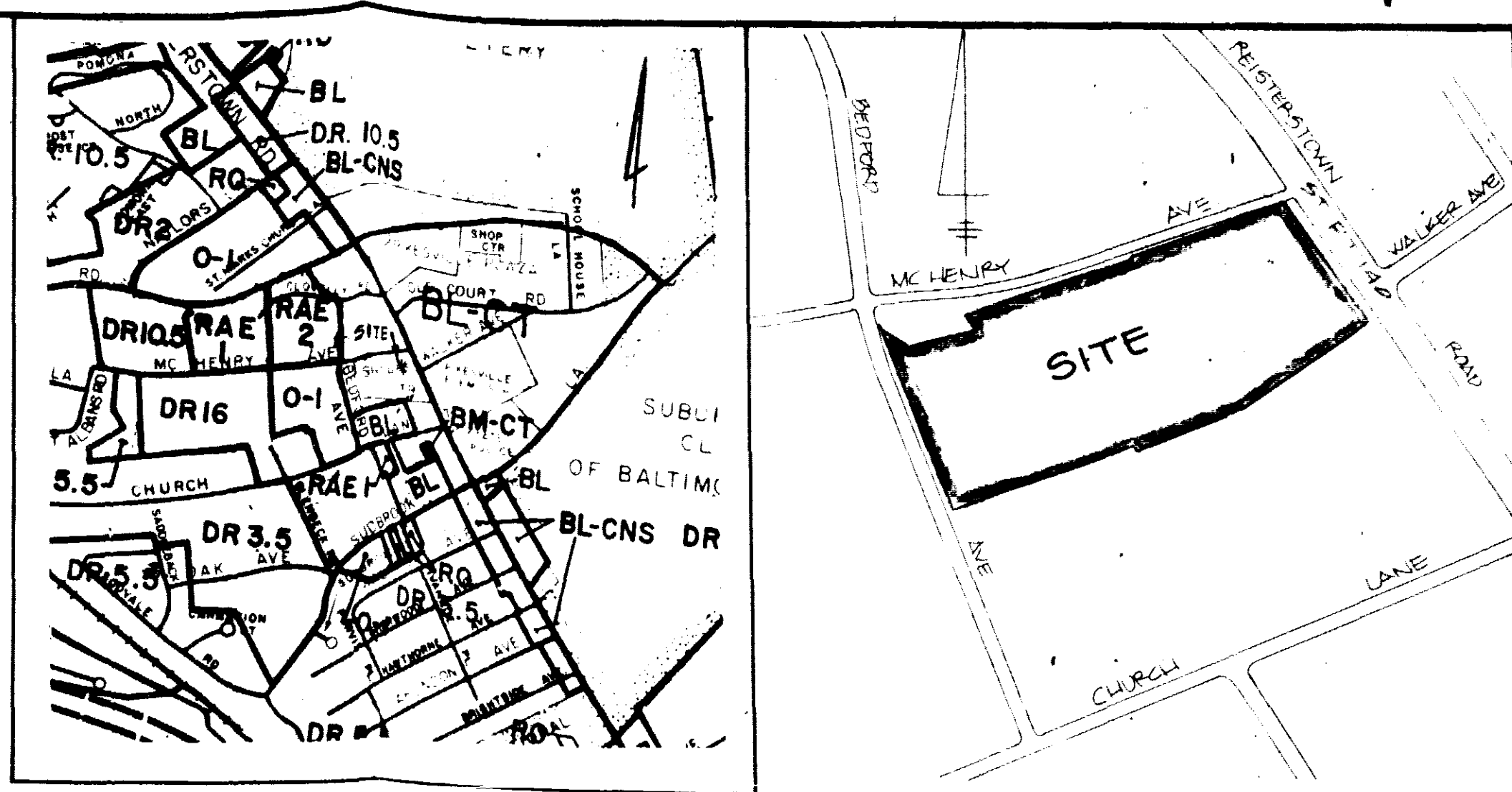
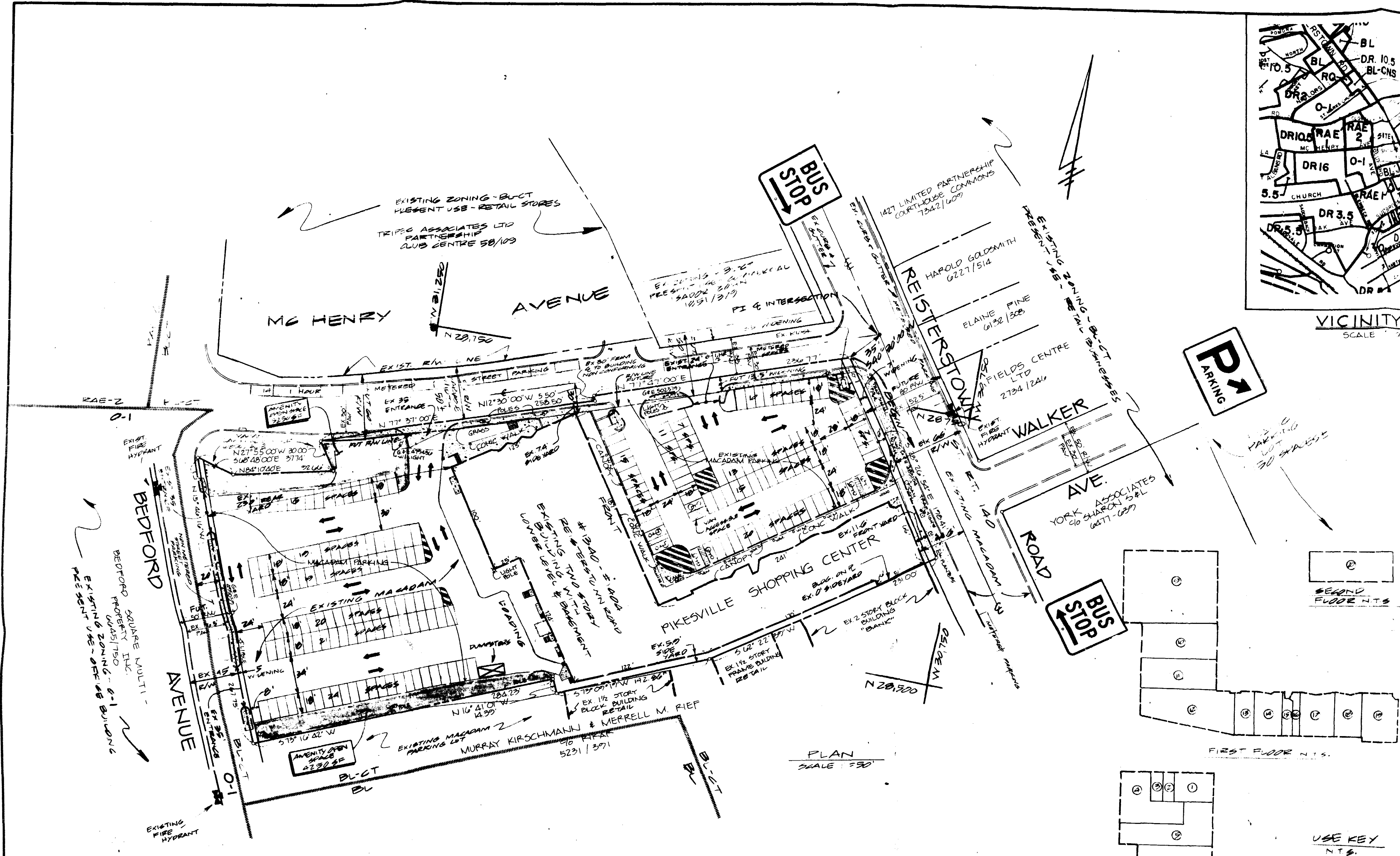
Very truly yours,

Gabriel W. Rosenbush Jr.  
Chairman of Zoning Committee

GWS:rac  
cc: Ted Julio  
Sid Friedman, Pres. PCC







**SITE DATA**

EXISTING ZONING: BL-CT  
 EXISTING USE: RETAIL CENTER - 2 STORY WITH LOWER LEVEL AND BASEMENT  
 PROPOSED USE: RETAIL CENTER - 2 STORY WITH LOWER LEVEL AND BASEMENT  
 GROSS AREA: 4.17 ACRES  
 NET AREA: 3.498 ACRES  
 NET AREA MINUS ROAD WIDENING: 3.323 ACRES  
 FLOOR AREA RATIO MAXIMUM: 5.5  
 FLOOR AREA RATIO EXISTING: 80,97 SF/181,645 SF = 0.46  
 AMENITY OPEN SPACE RATIO REQUIRED: 0.10  
 AMENITY OPEN SPACE RATIO EXISTING: 9,500 SF/83,097 SF = 0.114  
 DEED REFERENCE: 6688/087  
 TAX ACCOUNT NUMBER: 036001700  
 COUNCILMANIC DISTRICT NUMBER: 2ND  
 BUILDING HEIGHT: 35 AVERAGE  
 PREVIOUS COMMERCIAL PERMITS: B075004 C-1928-90  
 EXISTING SIGNAGE: IN ACCORDANCE WITH SECTION 413 AND ALL ZONING POLICIES  
 PROPOSED SIGNAGE: NONE PROPOSED AT THIS TIME, HOWEVER ANY FUTURE SIGNAGE SHALL COMPLY WITH SECTION 413 AND ALL ZONING SIGN POLICIES

C.R.G. - SITE WAS CONSTRUCTED IN 1950'S PRIOR TO CURRENT DEVELOPMENT  
 REGULATIONS  
 PUBLIC WATER AND SEWER EXIST  
 STORM WATER MANAGEMENT: NOT REQUIRED

PAVING SHALL BE DURABLE AND DUST FREE AND ALL PARKING SPACES SHALL BE PERMANENTLY STRIPED  
 PREVIOUS ZONING CASES: 93-209-A VARIANCE TO PERMIT 217 PARKING SPACES IN LIEU OF REQUIRED 304 SPACES. SEE RESTRICTIONS LISTED HEREIN.

**93-209-SPH**

PLAT TO ACCOMPANY  
 ZONING PETITION  
 SPECIAL HEARING  
**PIKESVILLE SHOPPING CENTER**  
 11.043 - 400 20 STREET NW, BALTIMORE, MD 21202

BALTIMORE COUNTY, MD  
 ELECTION DISTRICT 03  
 2ND COUNCILMANIC DISTRICT  
 SEPTEMBER 11, 1992  
 REV DEC 15, 1992

REFERENCE IS DIRECTED TO ZONING CASE # 92-439-A WHICH GRANTED A VARIANCE TO PERMIT 217 SPACES IN LIEU OF THE REQUIRED 304 SPACES SUBJECT TO THE FOLLOWING:

- The Petitioner is hereby given notice that should at this time in his own right until such time as the 30 day appeal period from this order is exhausted, the Petitioner would be required to return, and be responsible for all other, said property to its original condition.
- The variance is granted in accordance with Petitioner's Exhibit No. 1, the plan to accompany the Petition for Variance. The plan contains a schedule of uses for the subject site. In the event the Petitioner alters the use and/or the lot, he, as he is to comply with a total number of spaces required greater than 200, then the variance granted under this Petition for Variance shall be deemed to be withdrawn unless the Petitioner has first sought and received an amendment of the plan through the public hearing process.
- Notwithstanding any change of use as set forth in restriction No. 2 above, this variance is further restricted so as to prohibit the use of the subject site for any use other than that set forth in the plan to accompany the Petition for Variance.
- The Petitioner shall post and strictly enforce a notice prohibiting any unauthorized parking on the front parking lot, as hereinafter described, for more than 30 minutes. The notice is to be posted on the front of the property and shall be as restricted.
- The Petitioner shall cause the rear parking lot to be removed and restricted on this same is in compliance with the applicable provisions of the C.R.G.
- The Petitioner shall install lighting on the rear lot to encourage use of same by patrons during the evening hours. Any lighting to be installed shall be directed towards the lot only and away from nearby properties.
- The Petitioner shall create a passageway from the rear lot through the shopping center structure to provide access to the front portion of the shopping center.
- The Petitioner shall install an elevator in the rear of the shopping center building to facilitate the movement of persons between the rear parking area and the front portion of the shopping center.
- The improvements listed within restriction number 4 shall be completed within six (6) months from the date hereof.
- Upon request and reasonable notice, the Petitioner shall permit a representative of the Building Enforcement Division to make an inspection of the subject property to insure compliance with this order.

**PARKING TABULATION BASED ON REGULATIONS IN EFFECT AT TIME OF ORIGINAL APPROVAL**

TENANT	SQUARE FEET	USE	REQUIREMENT	SPACES
<b>LOWER LEVEL BASEMENT</b>				
1 Vacant	2,080	RETAIL	1SP/200SF	10.40
2 Cimino's Barber Shop	640	SERVICE	1SP/300SF	2.13
3 University Pizza	645	RETAIL	1SP/200SF	3.23
4 Post Office	3,800	POST OFFICE	1SP/300SF	12.00
5 Vacant	5,100	RETAIL	1SP/200SF	25.50
6 The Player's Club	4,300	SERVICE	1SP/200SF	14.53
7 Vacant	11,702	RETAIL	1SP/200SF	58.51
8 Storage	11,185	STORAGE	NONE	0.00
<b>FIRST FLOOR</b>				
9 Rite Aid/Vacant	12,400	RETAIL	1SP/200SF	62.00
10 Shoesense	4,800	RETAIL	1SP/200SF	24.00
11 Vacant	4,000	RETAIL	1SP/200SF	20.00
12 Amazing Savings	6,000	RETAIL	1SP/200SF	30.00
13 Farm School of Nail Design	1,465	SERVICE	1SP/300SF	4.85
14 One Hour Cleaners	2,300	SERVICE	1SP/300SF	7.67
15 Wally's Dance Studio	750	SERVICE	1SP/300SF	2.50
16 Pikesville Jewelry & Coin Exchange	600	RETAIL	1SP/200SF	3.00
17 Shoppermarket	2,700	RETAIL	1SP/200SF	13.50
18 Howard Luggage	2,300	RETAIL	1SP/200SF	11.50
19 Jonathan Poullet Rotisserie	3,250	RESTAURANT	1SP/500SF	6.50
<b>SECOND FLOOR</b>				
20 Kenpo Karate Corp	4,000	SERVICE	1SP/300SF	13.33

TOTAL PARKING REQUIRED 384.00  
 TOTAL PARKING PROVIDED (VARIANCE GRANTED FOR CASE 92-439-A) 217.00\*

PARKING AT 8.5' X 18' TYPICAL  
 \*INCLUDES 7 SPACES FOR THE HANDICAP 12' X 18' EACH OR TWO SIDE BY SIDE  
 @ 21' X 18' TOTAL, VAN ACCESSIBLE SPACE @ 16' X 18'

\*\*NOT SPECIFIED UNDER PARKING REGULATIONS

A SPECIAL HEARING IS REQUESTED TO AMEND THE ORDER PASSED IN CASE # 92-439-A TO REMOVE THE PROHIBITION FROM THE U.S. POSTAL SERVICE ENTERING INTO A LEASE AGREEMENT AS A TENANT IN THE CENTER

**PETITIONER**  
**OWNER/DEVELOPER**  
**PIKESVILLE PARTNERSHIP**  
 10 PARKS AVE  
 COCKEYSVILLE, MD 21030  
 410-561-1300

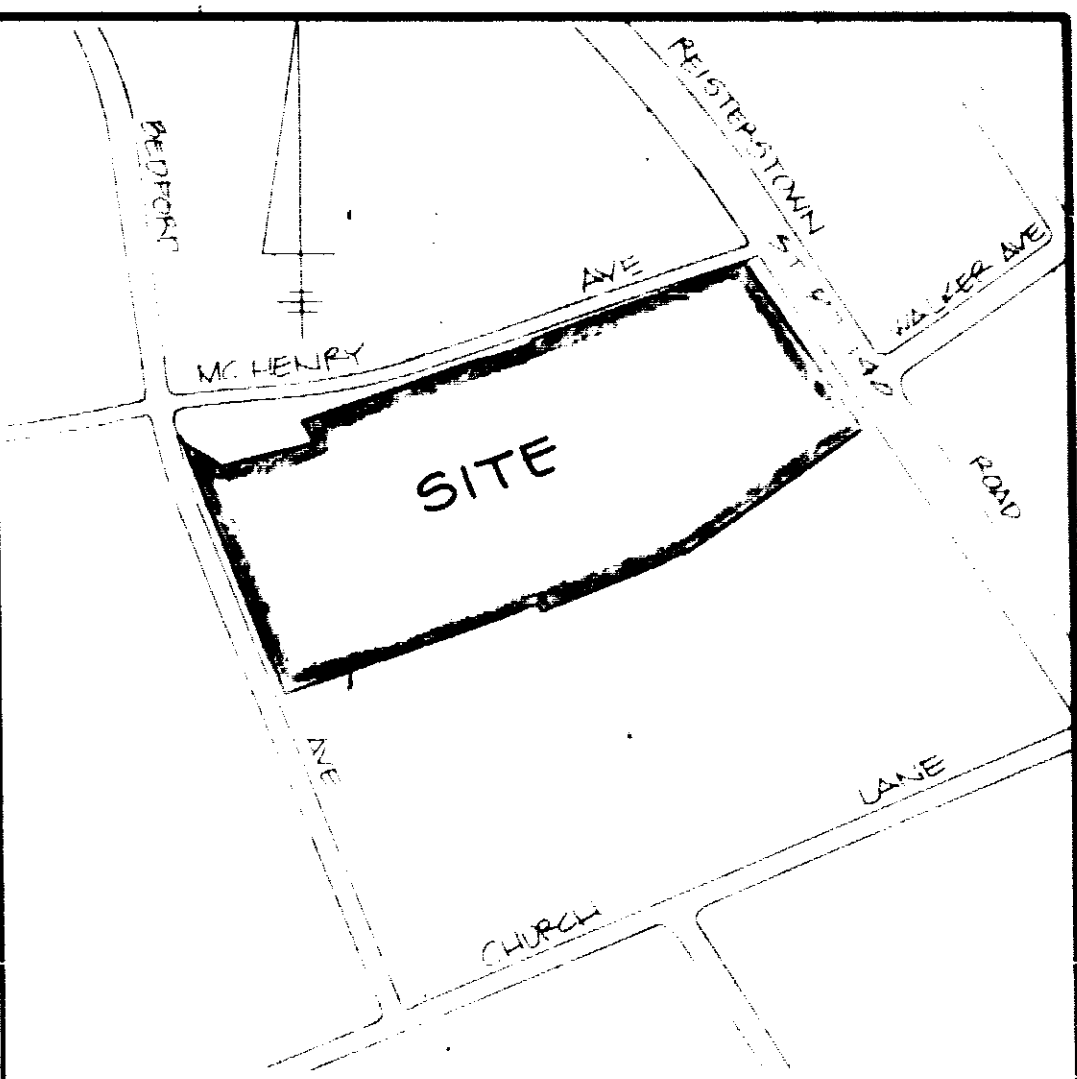
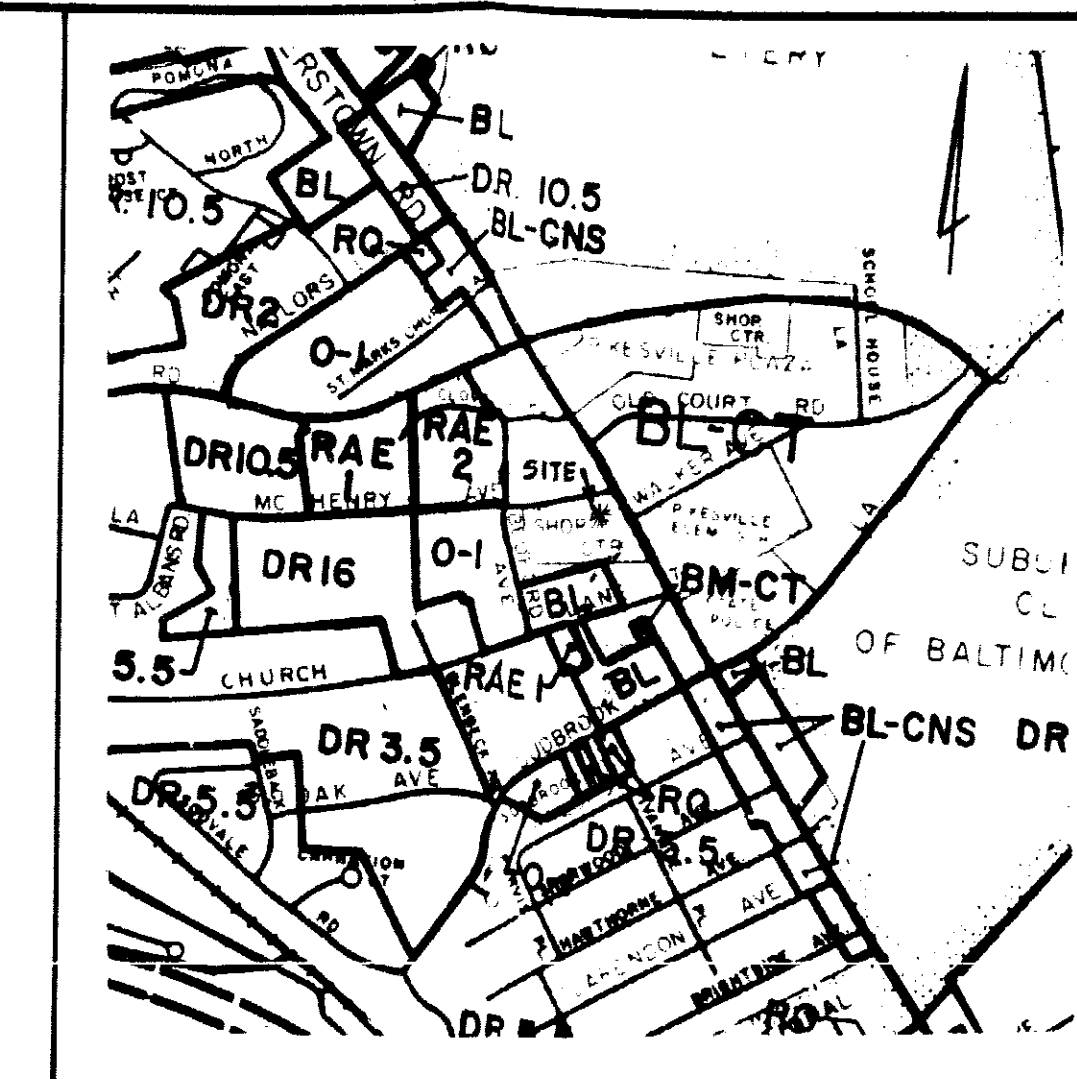
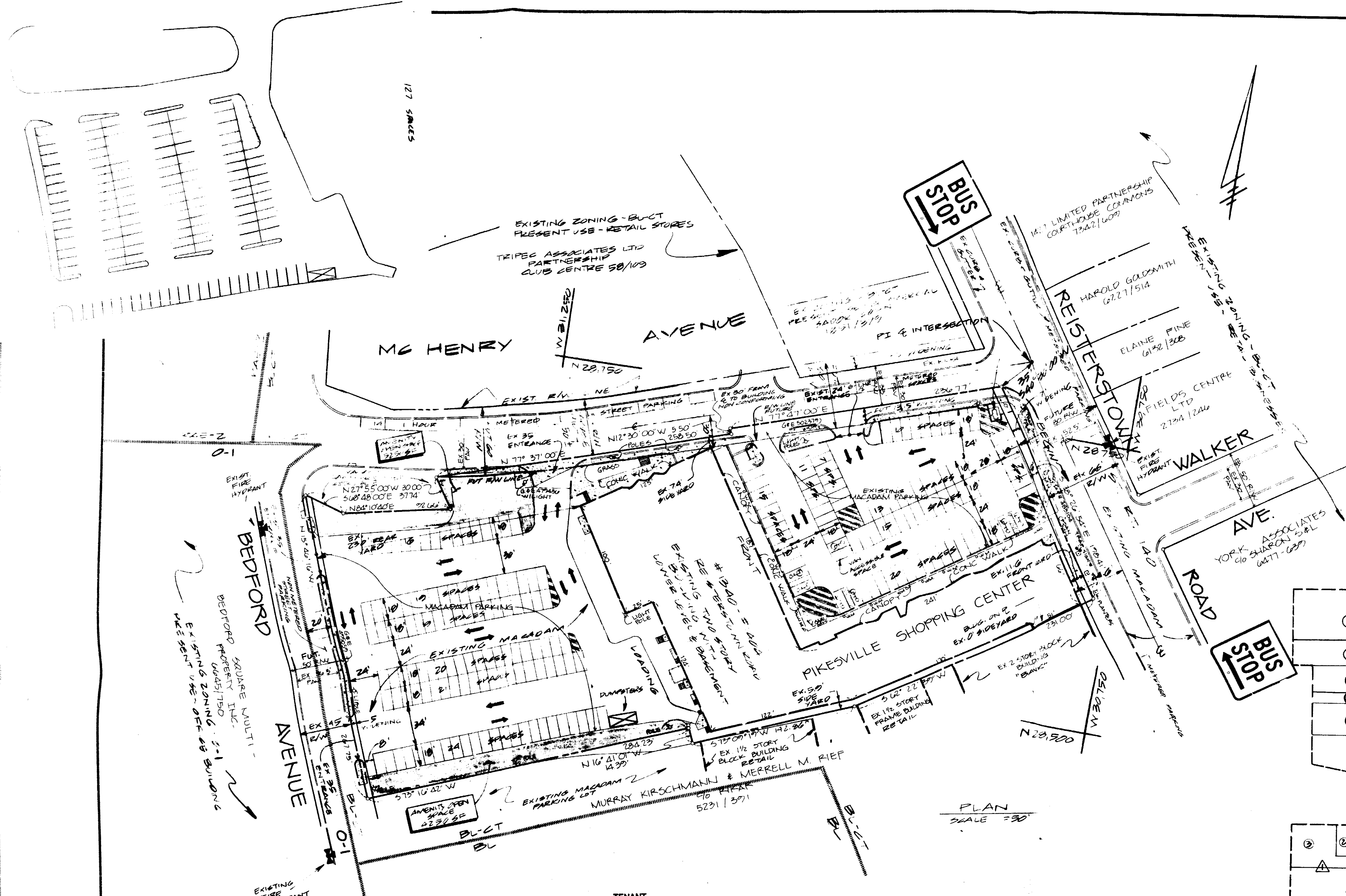
THIS PLAT IS INTENDED FOR ZONING PURPOSES ONLY AND SHALL NOT BE USED FOR CONVEYANCE OR PROPERTY SPECIAL AGREEMENTS, PERMITS OR CONSTRUCTION

**GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 658 KENILWORTH DRIVE, SUITE 200  
 TOWSON, MARYLAND 21204  
 (301) 825-8120



PN 07010





### LEGEND

- PROPERTY LINE
- EXISTING CURB CUTTER
- RIGHT OF WAY
- ZONING LINE
- AMENITY OPEN SPACE

### SITE DATA

EXISTING ZONING: BL-CT  
 EXISTING USE: RETAIL CENTER - 2 STORY WITH LOWER LEVEL AND BASEMENT  
 PROPOSED USE: RETAIL CENTER - 2 STORY WITH LOWER LEVEL AND BASEMENT  
 GROSS AREA: 4.17 ACRES  
 NET AREA: 3.496 ACRES  
 NET AREA MINUS ROAD WIDENING: 3.323 ACRES  
 FLOOR AREA RATIO MAXIMUM: 5.5  
 FLOOR AREA RATIO EXISTING: 35,602 SF / 161,645 SF = 0.46  
 AMENITY OPEN SPACE RATIO REQUIRED: 0.10  
 AMENITY OPEN SPACE RATIO EXISTING: 9,500 SF / 36,022 SF = 0.114  
 DEED REFERENCE: 6088/257  
 TAX ACCOUNT NUMBER: 030001700  
 COUNCILMANIC DISTRICT NUMBER: 2ND  
 BUILDING HEIGHT: 35 AVERAGE  
 PREVIOUS COMMERCIAL PERMITS: 807-004 C-1998-80  
 EXISTING SIGNAGE: IN ACCORDANCE WITH SECTION 413 AND ALL ZONING POLICIES  
 PROPOSED SIGNAGE: NONE PROPOSED AT THIS TIME, HOWEVER ANY FUTURE SIGNAGE SHALL COMPLY WITH SECTION 413 AND ALL ZONING SIGN POLICIES

C.F.G. - SITE WAS CONSTRUCTED IN 1950'S PRIOR TO CURRENT DEVELOPMENT REGULATIONS  
 PUBLIC WATER AND SEWER EXIST  
 STORM WATER MANAGEMENT - NOT REQUIRED

PAVING SHALL BE DURABLE AND DUST FREE AND ALL PARKING SPACES SHALL BE PERMANENTLY STRIPED  
 1989 U.S. ZONING CASES: 92-439-A VARIANCE TO PERMIT 217 PARKING SPACES IN LIEU OF REQUIRED 304 SPACES. SEE RESTRICTIONS LISTED HEREON.

REFERENCE IS DIRECTED TO ZONING CASE # 92-439-A WHICH GRANTED A VARIANCE TO PERMIT 217 SPACES IN LIEU OF THE REQUIRED 304 SPACES SUBJECT TO THE FOLLOWING:

- The Petitioner is hereby given notice that proceedings at this time is at his own risk until such time as the 30 day appeals process from this order has expired. If, for whatever reason, this order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
- The variance is granted in accordance with Petitioner's Exhibit No. 1. The plan to accompany the Petition for Variance. This plan contains a schedule of use for the subject site. In the event the Petitioner alters these uses under the terms of the variance, he shall be held responsible for the variance. No use shall be permitted which would require a greater variance than that granted under this Petition for Variance. The variance shall be forfeited unless the Petitioner has first sought and received an amendment of the plan through the public hearing process.
- Notwithstanding any change of use as set forth in restriction No. 2 above, this variance is further restricted so as to prohibit the installation of any new structure, or the expansion of any existing structure, on the subject property, without the approval of the Planning Commission.
- The Petitioner shall post and strictly enforce a notice prohibiting any vehicle parking on the front parking lot, no vehicles are permitted, for more than 30 minutes. The lower lot to the rear of the property shall not be restricted.
- The Petitioner shall ensure the rear parking lot is to be improved and paved so that same is in compliance with the applicable provisions of the C.F.G.
- The Petitioner shall install lighting on the rear lot to encourage use of same by patrons during the evening hours. Any lighting so installed, shall be directed towards the lot only and away from nearby properties.
- The Petitioner shall create a passageway from the rear lot through the shopping center structure to provide access to the front portion of the shopping center.
- The Petitioner shall install an elevator in the rear of the shopping center building to facilitate the movement of patrons between the rear parking area and the front portion of the shopping center.
- The improvements listed within restriction number 4 above shall be completed within six (6) months from the date hereof.
- Upon request and reasonable notice, the Petitioner shall permit a representative of the Planning Commission to make an inspection of the subject property to insure compliance with this order.

TENANT	LOWER LEVEL BASEMENT	SQUARE FEET	USE	REQUIREMENT	SPACES
1	Vacant	1,785	Retail	1SP/200SF	8.92
2	Crimino's Barber Shop	640	Service	1SP/300SF	2.13
3	Post Office	4,245	Special	Special	41.00
4	Tuesday Morning	5,180	Retail	1SP/200SF	25.80
5	The Player's Club	4,300	Service	1SP/300SF	14.33
6	Vacant	7,500	Retail	1SP/200SF	37.50
7	Vacant	4,202	Storage	None	0.00
8	Storage	11,185	Storage	None	0.00
<b>FIRST FLOOR</b>					
9	Rite Aid	8,000	Retail	1SP/200SF	40.00
10	Vacant	4,400	Retail	1SP/200SF	22.00
11	Shoosense	3,800	Retail	1SP/200SF	19.00
12	Halfway in Shoosense	1,000	None	None	0.00
13	Vacant	4,000	Retail	1SP/200SF	20.00
14	Amazing Savings	6,000	Retail	1SP/200SF	30.00
15	Fame School of Nail Design	1,485	Service	1SP/300SF	4.95
16	One Hour Cleaners	2,300	Service	1SP/300SF	7.67
17	Wally's Dance Studio	750	Service	1SP/300SF	2.50
18	Pikeville Jewelry & Coin Exchange	600	Retail	1SP/200SF	3.00
19	Shoepemarket	2,700	Retail	1SP/200SF	13.50
20	Howard Luggage	2,300	Retail	1SP/200SF	11.50
21	Jonathan Poulet Rotisserie	3,250	Restaurant	1SP/300SF	65.00
<b>SECOND FLOOR</b>					
22	Kenpo Karate Corp	4,000	Service	1SP/300SF	13.33

TOTAL PARKING REQUIRED 382.33  
 TOTAL PARKING PROVIDED BY VARIANCE (CASE 92-439-A) 384.00  
 TOTAL SURPLUS PARKING 1.67

PARKING SPACES 8'5" X 10' TYPICAL  
 \*INCLUDES 7 SPACES FOR THE HANDICAP 12' X 10' TYP OR TWO 5'6" BY 8' 2" X 10' TOTAL VAN ACCESSIBLE SPACES 2 16' X 10'

A SPECIAL HEARING IS REQUESTED TO AMEND THE ORDER GRANTED IN CASE # 92-439-A TO REMOVE THE PROHIBITION FROM THE U.S. POSTAL SERVICE ENTERING INTO A LEASE AGREEMENT AS A TENANT IN THE CENTER

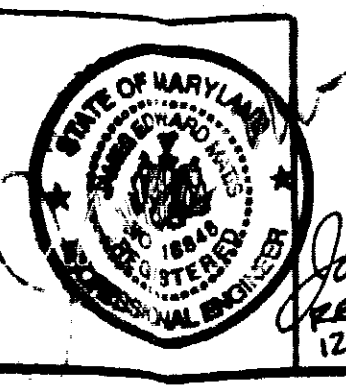
**PETITIONER**  
**OWNER/DEVELOPER**  
**PIKEVILLE PARTNERSHIP**  
 10 PARKS AVE.  
 COCKEYSVILLE, MD 21030  
 410-561-1300

THIS PLAN IS INTENDED FOR ZONING PURPOSES ONLY AND SHOULD NOT BE USED FOR CONVEYANCE OF PROPERTY, SPECIAL AGREEMENTS, PERMITS, OR CONSTRUCTION

### PLAT TO ACCOMPANY ZONING PETITION SPECIAL HEARING PIKEVILLE SHOPPING CENTER

11 340 - 400 E. STREET W. BALDWIN  
 BALTIMORE COUNTY, MD ELECTION DISTRICT #3  
 SCALE: 1" = 50'  
 2ND COUNCILMANIC DISTRICT  
 SEPTEMBER 11, 1992  
 REV. DEC. 15, 1992  
 REV. DEC. 31, 1992 (PARKING TABULATION)  
 REV. JAN. 14, 1993 (PARKING TABULATION)

**GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 658 KENILWORTH DRIVE, SUITE 100  
 TOWSON, MARYLAND 21204  
 (301) 825-8120



PN 27010